Karen Johnson
Batch # 1180867
09/12/2024 10:46:33 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240912-0070381

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

RICHARD J. FELDSER, AFFIANT

Subscribed and sworn to before me, this 9 day of September 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RICHARD JEROME FELDSER and CYNTHIA JEANNE FELDSER, CO-TRUSTEES 1409 Hunters Branch Road Antioch, TN 37013	New Owner	Map and Parcel No.: 172 08 0A 159.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Richard J. Feldser and wife, Cynthia J. Feldser, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Richard Jerome Feldser and Cynthia Jeanne Feldser, Co-Trustees of the Feldser Joint Revocable Trust, created April 11, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1409 Hunters Branch Road, Antioch, TN 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Two-C Hunters Branch, of record in Plat Book 6900, Page 582, said Register's Office.

Said Lot No. 159 fronts 55.95 feet on the northerly margin of Hunters Branch Road and extends back 119.75 feet on the easterly line and 99.65 feet on the westerly line to a broken line in the rear measuring 77.01 feet thereon.

Being the same property conveyed to Richard J. Feldser and wife, Cynthia J. Feldser, from Phillips Builders, Inc. by Warranty Deed recorded in the Register's Office of said county and state at Book 7832, Page 125-127.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of September 2024.

Richard J. Feldser

Richard J. Feldser, Grantor

Cynthia J. Feldser

Cynthia J. Feldser, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Richard J. Feldser**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of September 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Cynthia J. Feldser**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of September 2024.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

